

Town of Red Hook Planning Board
Approved Minutes / Monday August 4, 2025

6:30 PM CALL TO ORDER / DETERMINATION OF QUORUM/ BUSINESS SESSION Chairperson Sam Phelan began a discussion at 6:40pm. The board members present at the Town Hall were Arthur Salman, Ariadne Montare, and Jay Quaintance. Planning Board Clerk Katie Khakhar was present in person. Planning Board consultants Ted Fink and Brandee Nelson were present via Zoom.

Sam Phelan confirmed the agenda as published.

Ariadne Montare made a motion to approve the minutes from the July 21, 2025, Planning Board meeting. Arthur Salman seconded, and all members voted in favor.

PUBLIC HEARINGS-

Cooper Siding & New Covered Front Porch- Certificate of Appropriateness- Owner: Alexis Cooper- Applicant Representative: Billy Cole with B/T General Contractors

Public Hearing for an application to replace siding with board and batten siding and to install a new covered front porch on parcel 279977 located at 106 Old Post Road North in the Upper Red Hook zoning district.

Alexis Cooper was present in person. Arthur Salman made a motion to open the Public Hearing. Ariadne Montare seconded the motion and all members voted in favor.

Comments were not received from the Design Review Committee. The Planning Board members reviewed the updated images submitted by the applicant July 8, 2025, showing white finishes.

There were no public comments. Ariadne Montare made a motion to close the Public Hearing. Jay Quaintance seconded the motion and all members voted in favor.

Alexis Cooper reviewed the proposed materials which included Hardie Board and Batten siding with a smooth finish, painted white wood posts, and a standing seam metal roof over the new porch.

Ariadne Montare made a motion to approve a Certificate of Appropriateness as presented in the July 8, 2025 submission with that proposed color scheme. Arthur Salman seconded, and all members voted in favor.

Mills Subdivision- Minor Subdivision- Applicants: Thomas and Melissa Mills

Continued Public Hearing for an application to subdivide and create a new 1-acre parcel on the 3.02 acre parcel numbered 858614 located at 32 Hewlett Road and within the RD1 Zoning District.

The applicants Thomas and Melissa Mills and the applicant representative Ryan Cornelison were present in person. Ryan Cornelison explained he submitted plans showing the new location for the driveway entrance located further south on Norton Road but the Highway Superintendent, Theresa Burke, could only approve that location if a large tree was removed. As the applicants did not want to incur the added cost of the tree removal, they proposed the driveway entrance at the original location with a different design.

The plans showing the new shape of the driveway was submitted too late for review at this meeting. The board members requested the applicant show the tree in question on new plans.

Ariadne Montare made a motion to continue the Public Hearing to the August 18, 2025, Planning Board meeting. Jay Quaintance seconded the motion and all members voted in favor.

OLD BUSINESS-**NEW BUSINESS-****Migliorelli Lot Line Adjustment- Applicant Ken Migliorelli**

Presentation of a Lot Line Alteration Application to convey 0.75 acres from parcel 841107 to parcel 787007 located at 404 and 396 Lasher Road in the ABD, Water Conservation, and the RD3 Zoning Districts.

Applicant Ken Migliorelli was present in person. He reviewed the application and explained that the larger of the two parcels has a conservation easement limiting what you can build on it. Also, the smaller parcel has a large flat area that was created with the intention to install multiple high tunnels for winter farming. Ken Migliorelli intends to install the high tunnels in that flat area that would now be a part of the larger parcel 787007. He also intends to merge the new area into the existing conservation.

Ariadne Montare made a motion to set a Public Hearing August 18, 2025. Arthur Salman seconded the motion and all members voted in favor.

OTHER BUSINESS -

Old Rhinebeck Aerodrome Discussion

Sam Phelan began the discussion by explaining the previous applications submitted from the Old Rhinebeck Aerodrome which included an updated walkway entrance, a new hanger, renovations to the History of Flight Museum buildings, and a Master Plan Application. He noted the applicants are now working with professional planning consultants to submit a more cohesive master plan application. He further added that the Aerodrome exists pre-zoning, and the previous Zoning Enforcement Officer, Bob Fennell, classified this parcel as Airport Facility Use, which is an allowed use in this zoning district.

The board members explained the building uses would need to be specified in the Master Plan and the Rhinebeck Aerodrome should look at the existing space to see if they will conform to zoning code, specifically code 143-86.

The board members discussed if the Old Rhinebeck Aerodrome existed prior to the zoning code, could they be found out of compliance. Ted Fink responded they may have pre-existing non-conforming buildings and can continue, but if those buildings were to be removed, or made bigger, they would be subject to non-conforming dimensions found in the zoning code.

Sam Phelan suggested setting up a second pre-application discussion with no more than three planning board members and the Town Planner, Ted Fink.

ADJOURNMENT

There being no further business before the board, Ariadne Montare made a motion to adjourn the meeting. Arthur Salman seconded, and all members voted in favor.

The next regular meeting of the Town Planning Board will take place on Monday August 18, 2025. Only new applications received by noon August 8, 2025, and continuing submissions received by noon August 11, 2025, will be considered at the next meeting.

Respectfully submitted,
Katie Khakhar
Clerk for the Board